COMMITTEE AMENDMENT FORM

DATE: <u>7/02/08</u>

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #08-O-0098 SECTION (S)

RESOLUTION I. D. #08-RPARA. CAPTION AND RESOLVE
CLAUSE

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION A SITE PLAN DATED RECEIVED BY THE BUREAU OF PLANNING APRIL 18, 2008.

MANA DONE BY COUNCIL STAFF 7/01/08

City Council Atlanta, Georgia

08-O-0098

AN AMENDED ORDINANCE BY: ZONING COMMITTEE

Z-07-122Date Filed: 12-11-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

<u>SECTION 1.</u> That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **575 14th Street, N.W.,** be changed from I-2 (Heavy Industrial) District to the MR5-A-C (Multi-family Residential-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 148 and 149, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

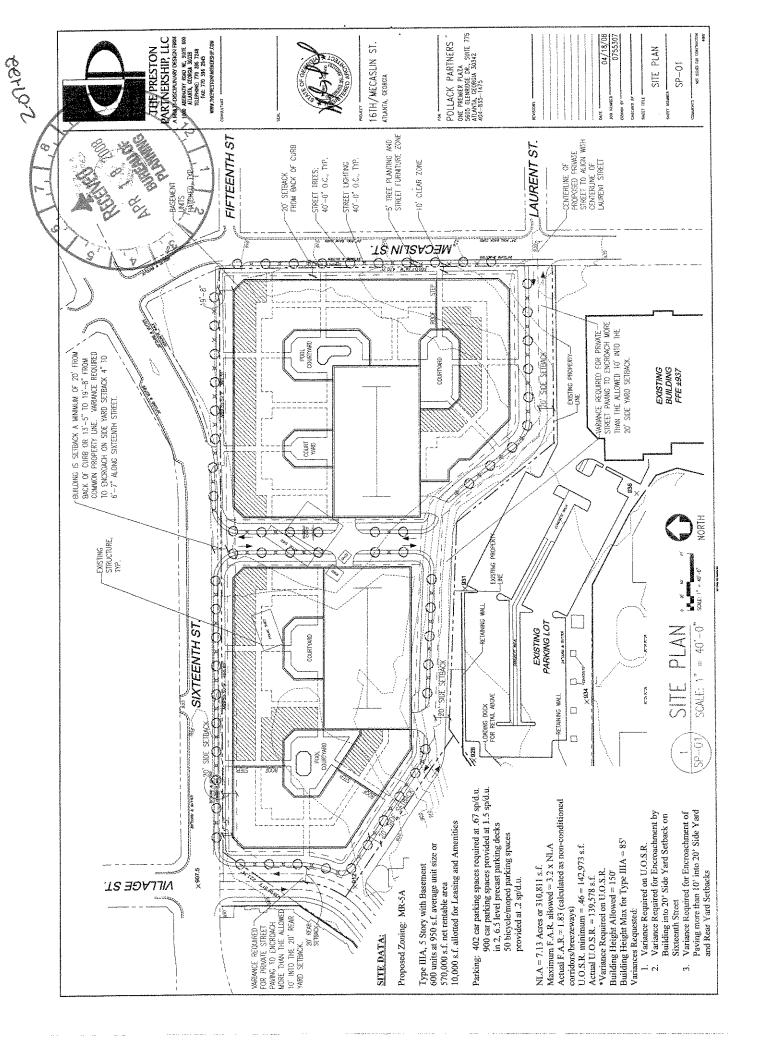
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

<u>SECTION 3.</u> That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

<u>SECTION 4.</u> That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-07-122 for 575 14th Street, N.W.

1. Site plan entitled 16th/Mecaslin St., dated April 18, 2008 and submitted to the Bureau of Planning on April 18, 2008.



City Council Atlanta, Georgia

08- 0 -0098

AN ORDINANCE BY: ZONING COMMITTEE **Z-07-122** Date Filed: 12-11-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

<u>SECTION 1.</u> That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **575 14th Street, N.W.,** be changed from I-2 (Heavy Industrial) District to the MR5-A (Multi-family Residential) District, to wit:

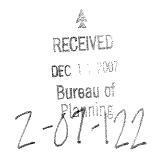
ALL THAT TRACT or parcel of land lying in Land Lots 148 and 149, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

<u>SECTION 3.</u> That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

<u>SECTION 4.</u> That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Property Description Residential Tract Georgia Tech Foundation Atlanta, Georgia



All that tract or parcel of land lying and being in Land Lots 148 and 149 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2 inch rebar found at the southern end of the mitered intersection of the northerly right-of-way of Fourteenth Street (a variable width right-of-way) with the westerly right-of-way of Mecaslin Street (a 50 foot right-of-way); Thence continuing with the said miter, North 43 degrees 49 minutes 30 seconds East, a distance of 30.31 feet to a drill hole found at the northern end of the said intersection of the said the northerly rightof-way of Fourteenth Street with the said westerly right-of-way of Mecaslin Street; Thence continuing with the said the westerly right-of-way of Mecaslin Street, North 00 degrees 07 minutes 34 seconds East, a distance of 365.90 feet to a point in the division line between Georgia Tech Foundation, Inc. (Deed Book 8910 at Page 494) on the north and Meredith Corporation (Deed Book 28400 at Page 325) on the south, said point being the TRUE POINT OF BEGINNING. Thence departing the said westerly right-of-way of Mecaslin Street and continuing with the said division line the following four courses: North 89 degrees 52 minutes 26 seconds West, a distance of 250.11 feet to a point; Thence North 38 degrees 39 minutes 46 seconds West, a distance of 176.23 feet to a point; Thence North 87 degrees 24 minutes 22 seconds West, a distance of 291.28 feet to a point; Thence South 55 degrees 36 minutes 23 seconds West, a distance of 5.24 feet to a point; Thence continuing through the said property of Georgia Tech Foundation, Inc. the following four courses: along a curve to the right, an arc length of 28.05 feet, said curve having a radius of 75.00 feet, with a chord distance of 27.89 feet, at North 67 degrees 03 minutes 00 seconds West, to a point; Thence North 56 degrees 20 minutes 04 seconds West, a distance of 245.77 feet to a point; Thence along a curve to the left, an arc length of 71.01 feet, said curve having a radius of 110.00 feet, with a chord distance of 69.78 feet, at North 18 degrees 35 minutes 32 seconds East, to a point; Thence North 00 degrees 05 minutes 59 seconds East, a distance of 46.96 feet to a point in the division line between the said Georgia Tech Foundation, Inc. on the southeast and FH-Collegiate, LLC (Deed Book 39074 at Page 276) on the northwest; Thence continuing with the said division line. North 35 degrees 06 minutes 51 seconds East, a distance of 74.74 feet to a point in the division line between the said Georgia Tech Foundation, Inc. on the south and Atlantic Station, LLC on the north; Thence continuing with the said division line, North 89 degrees 55 minutes 57 seconds East, a distance of 821.46 feet to a 1/2 inch rebar found on the said westerly right-of-way of Mecaslin Street; Thence continuing with the said westerly right-of-way of Mecaslin Street, South 00 degrees 07 minutes 34 seconds West, a distance of 470.71 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 7.141 Acres.

